



Bentall
Kennedy

The 150 King Street Connection

Fall 2015/Winter 2016

Day Cleaning Program

We are pleased to announce that 150 King Street West will be changing over to day cleaning. The launch date is scheduled for February 29, 2016.

As a result of the transition to day cleaning, we expect to reduce our carbon dioxide emissions by 117 metric tons per year — equivalent to 583 trees (1 acre of trees) being planted or the annual emissions from 21 vehicles commuting 48 kilometres per day to and from work.

Initially, it will feel a little different from what we have come to expect. In time, it will become second nature. From day one, we will save money and lighten our environmental impact. For more information about day cleaning, please contact Josephine Cho, Assistant Property Manager at 416-205-4713 or jcho@bentallkennedy.com.

Send Word Now

To improve security, safety of the building, and timely tenant emergency communication, Bentall Kennedy has subscribed to Send Word Now, an emergency notification voice and text alerting service.

This emergency alert service will enable us to communicate critical information during any time-sensitive unexpected crisis, including severe weather conditions, systems outage, flooding, or a widespread power outage. The service will simultaneously alert designated emergency contacts by email, text message, and all work, mobile and home phones. The alert service has real-time response capability that allows recipients to respond to alerts. Please send any changes to your emergency contact information by email to 150kingwest@bentallkennedy.com.

Race to Reduce



150 King Street West was recently recognized for its efforts during CivicAction's Race to Reduce, one of the

largest smart energy office challenges in the world. Our building received a Building Performance Award for Greatest Energy Reduction (2011-2014) with a percentage reduction of 18.97 per cent.

The Race to Reduce was a friendly, four-year corporate challenge, with 196 buildings participating within the GTA, representing more than 69 million square feet or 42 per cent of the commercial office space. Overall, the challenge achieved a 12.1 per cent collective energy reduction, surpassing the program's four-year target of 10 per cent. The 193 kWh in energy savings is equivalent to taking 4,200 cars off the road and putting \$13.7 million back into office landlords' and tenants' pockets.

Well-deserved congratulations are extended to the following tenants who joined the Race to Reduce. Thank you for your participation and partnership in conserving energy usage:

- Bank of Canada
- Canada Health Infoway
- Pembroke Private Wealth Management
- Pure Industrial Real Estate Trust
- St. Andrew's Club & Conference Centre
- Sumitomo Canada Limited
- Sun Life Financial
- Swiss Reinsurance Company Ltd.

For more information, click **Race to Reduce**.

Did you know?

The major use of water inside our homes – up to a third – is from flushing the toilet?



LEED® EB Gold Recertification – 2015

We are very pleased to announce that the Canada Green Building Council has once again awarded the rating of LEED® Gold EB: OM (Existing Buildings: Operations and Maintenance) to 150 King Street West.

Included among our green building highlights:

- **Indoor Environment: Air Quality Audits**

We take the health of our tenants very seriously. Indoor air quality audits are performed regularly by an independent indoor air consultant.

- **Green Cleaning Policy**

Our janitorial contractor Hallmark Housekeeping has a comprehensive green policy that incorporates environmentally preferable solutions and supplies as well as sustainable housekeeping practices, all of which limit hazards to building occupants and janitorial staff.

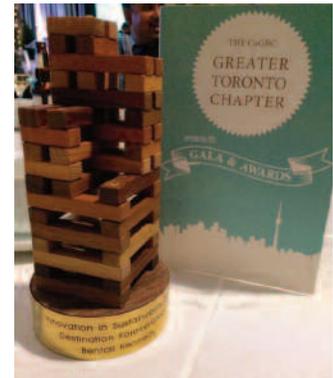
- **Sustainable Purchasing: Food**

Since 2010, our Tenant Appreciation BBQs have featured 25 per cent sustainable purchases. The proximity to Ontario's Greenbelt has allowed the food and drink purchases for our BBQ to be within a 160 kilometre (100-mile) radius of the site.

We are proud to have been one of the first office towers in Canada to be awarded LEED® Gold EB Certification in 2010. This rating system is promoted by the Canada Green Building Council to encourage and facilitate the development of more sustainable buildings. For more information about LEED certification, click [Canada Green Building Council](#).

Destination ForeverGreen – CaGBC Innovation in Sustainability Award

In October 2015, Bentall Kennedy received the Canadian Green Building Council (Greater Toronto Chapter) Innovation in Sustainability Award for Destination ForeverGreen. This program allows tenants to participate in Bentall Kennedy's journey to create a greener, cleaner and safer environment. This award recognizes not only Bentall Kennedy's efforts, but also all the hard work that Destination ForeverGreen users have put into making this program a success. Your participation, comments and commitment to sustainability are what have made Destination ForeverGreen a success!



In the six months since the program's launch, program users have completed thousands of actions targeting sustainability, for example starting office walking groups, drinking from reusable mugs and water bottles, taking public transit, etc. The actions completed to date equate to savings of 251,916 kWh of electricity, 98732 kg (217,666 lbs.) of CO₂ emissions, 686,606 L of water, and 3,998 kg (8,814 lbs.) of waste.

Keep up the fantastic work! If you have any comments or questions about Destination ForeverGreen or sustainability in general within your office building, please do not hesitate to contact the property management office at 416-977-4397.

Coffee Cups can now be disposed in your recycling bins!



E-waste recycling – Available all year round

Do you know that the building offers e-waste recycling all year round? The collection bin in the loading dock can be used for

- computers, laptops and accessories
- televisions and monitors
- printers and fax machines
- keyboards, mice, cables and drives
- mobile and land phones
- video game systems

Please remember to protect your privacy by clearing all personal information from computers (i.e., wipe the drives) and electronics prior to depositing them into this bin.

Cleaning with microfibre cloths

As part of our building's green cleaning policy, Hallmark Housekeeping uses microfibre cloths. Cloths are colour coded according to the intended cleaning surface and function in order to prevent cross-contamination, thereby protecting the health and safety of building occupants and janitorial staff.

Blue cloth – washroom fixtures (toilets and urinals only)

Yellow cloth – general purpose cleaning, such as desk tops, office surfaces, entrances, door knobs etc.

Green cloth – all glass and mirror surfaces without leaving streaks or film.

Red cloth – kitchen areas including sinks, appliances, countertops and tables.

PAST EVENTS

PATH Underground Clothing Drive – January 2015

An impressive 213 bags of gently used clothing was collected in the lobby at 150 King St West during this important clothing drive between January 19 and 23. Each donor who provided a bag of clothing received a ballot to win from an assortment of prizes donated by sponsors.

All of the clothing collected was donated to the Yonge Street Mission's Double Take Thrift Store, which provides affordable clothing to the community, first time employment for community members who have obstacles to regular employment, and funds for the charity.

National Sweater Day – February 2015

February 5 was WWF-Canada's National Sweater Day. Tenants were invited to wear their ugly sweater to work and show their support for energy conservation and action on climate change. This day gives all Canadians the opportunity to show their commitment to the planet by turning down their thermostats by two degrees Celsius and wearing a sweater – at home and at work – as a symbolic gesture of support for rethinking our energy consumption. For more information, click [WWF-Canada's National Sweater Day](#).

Earth Hour – March 2015

Earth Hour is the largest environmental action in history—and once again, 150 King Street West demonstrated our commitment to reducing our environmental footprint by shutting off all non-critical lights in the building.

Tenant Appreciation BBQ – August 2015

We didn't let the rain ruin our party! Our Farm Fresh Summer Harvest themed BBQ was held in the lobby. Tenants dined on smoked Texas beef brisket, grilled chicken, grilled portobello naan bread pizzas, local organic salad greens with mango vinaigrette, potato and tomato caprese salads, watermelon and ice cream. The Justin Time Band set the party atmosphere, with enjoyable performances of classic and modern hits.



Eco-Fair – October 2015

At our Eco-Fair in October 2015...

- Tenants learned about waste management, energy conservation, green cleaning practices and sustainable transportation.
- Representatives from AutoShare, OES, Cascades Recovery, Hallmark Housekeeping, Toronto Hydro and Earth Day Canada participated.
- Tenants signed the Earth Day Canada's Climate Change Conference flag, headed for the International Climate Conference in Paris in December 2015, underlining Canada's commitment to climate change.

Diversion report

The tenants of 150 King Street West continue to reduce, reuse and recycle. In October 2015, the building's diversion efforts helped the environment by saving:

- ✓ 351 mature trees
- ✓ 587,560 litres of water
- ✓ 200.2 tonnes of CO₂
- ✓ 1,101,000 kWh energy
- ✓ 647.6 barrels of oil
- ✓ 305.9 cubic metres (400.1 cubic yards) of waste diverted from landfill



Welcome

Heineken Canada Inc. – Suite 2509

KSV Advisory – Suite 2308

Upcoming Events

Holiday Ornament Challenge – December 2015

Tenant Holiday Breakfast – December 2015

Toy Drive – December 2015

Longest Underground Walkway Clothing Drive – January 2016



Please consider the environment before printing this newsletter.

Winners!

Destination ForeverGreen – Team Up for Sustainability:
Martha Palaroan, Alexander Ryan, Brodie Zamecnik and Rory Mulhern, Sun Life Financial

Destination ForeverGreen – September 2015:
Eco-kit – Tara Webster, Sun Life Financial

Destination ForeverGreen – October 2015:
AutoShare Annual Family Membership + \$100 Autosshare gift card – Alexander Ryan, Sun Life Financial

Eco Fair Winners – October 2015:
Eco-kit – Julie Despres, Sun Life Financial
Lotus® PRO Home Cleaning System – Mark Diorio, Sun Life Financial

Contact Us! Here's how

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Our foundation is **service**